

# \$878,000 - 509 Fano Street, Monrovia

MLS® #SR25061316

**\$878,000**

1 Bedroom, 1.00 Bathroom, 784 sqft

Residential on 0 Acres

N/A, Monrovia,

Builderâ€™s Delight! Rare Opportunity with Room to Expand â€“ Zoned for Up to 4 Units + Jr. ADU

Welcome to this charming 1-Bedroom + Loft Cottage-style home, set on a generous 8,259 sq ft lot in Monroviaâ€™s Residential M/H zoning areaâ€“offering incredible potential for builders, investors, and homeowners alike. Per the Monrovia city planner, this property allows for a total of 4 units plus 1 Junior ADU, making it a fantastic opportunity to live in, rent out, or develop additional units while enjoying rental income from the existing home.

Built in 1934, this cozy 784 sq ft residence blends historic charm with modern possibilities. Inside, you'll find a welcoming living area leading into a functional kitchen, along with a versatile loft spaceâ€“ideal for a home office, guest area, or additional storage. A 2-car tandem garage provides ample parking and extra storage.

Step outside and experience the sprawling backyard, featuring a stunning jasmine pergola, a mature pecan tree offering shade and privacy, and vibrant Milkweed flowers that attract monarch butterflies. Whether you envision a lush garden, outdoor entertaining space, or future development, this expansive lot offers endless opportunities.

Located in an up-and-coming neighborhood,



this property presents the perfect blend of vintage appeal and future investment potential. Don't miss out on this rare chance to build, expand, or simply enjoy a spacious backyard retreat!

Schedule your viewing today!

Built in 1934

## Essential Information

MLS® #	SR25061316
Price	\$878,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	784
Acres	0.19
Year Built	1934
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage
Status	Closed
Listing Agent	Kimberle Tillage
Listing Office	eXp Realty of Greater Los Angeles, Inc.

## Community Information

Address	509 Fano Street
Area	639 - Monrovia
Subdivision	N/A
City	Monrovia
County	Los Angeles
Zip Code	91016

## Amenities

Parking Spaces	2
Parking	Garage, Garage Faces Front
# of Garages	2
Garages	Garage, Garage Faces Front

View	Mountain(s)
Pool	None

## Exterior

Lot Description	Back Yard, Front Yard, Yard, Garden, Landscaped, Rectangular Lot
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## Interior

Interior Features	Ceiling Fan(s), Recessed Lighting, Storage, Unfurnished, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Loft, Tile Counters
Appliances	Built-In Range, Dishwasher, Disposal, Electric Oven, Vented Exhaust Fan, Water Heater
Heating	Central, Fireplace(s)
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	1
Stories	Two

## School Information

District	Monrovia Unified
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## Additional Information

Date Listed	March 19th, 2025
Days on Market	15
Zoning	MORM*
Short Sale	N
RE / Bank Owned	N

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